

# BOULDER VALLEY COMPREHENSIVE PLAN

City Council  
December 13, 2016

**OUR LEGACY.  
OUR FUTURE.**

BOULDER VALLEY COMPREHENSIVE PLAN

*Photo: Christopher Brown, 2004*



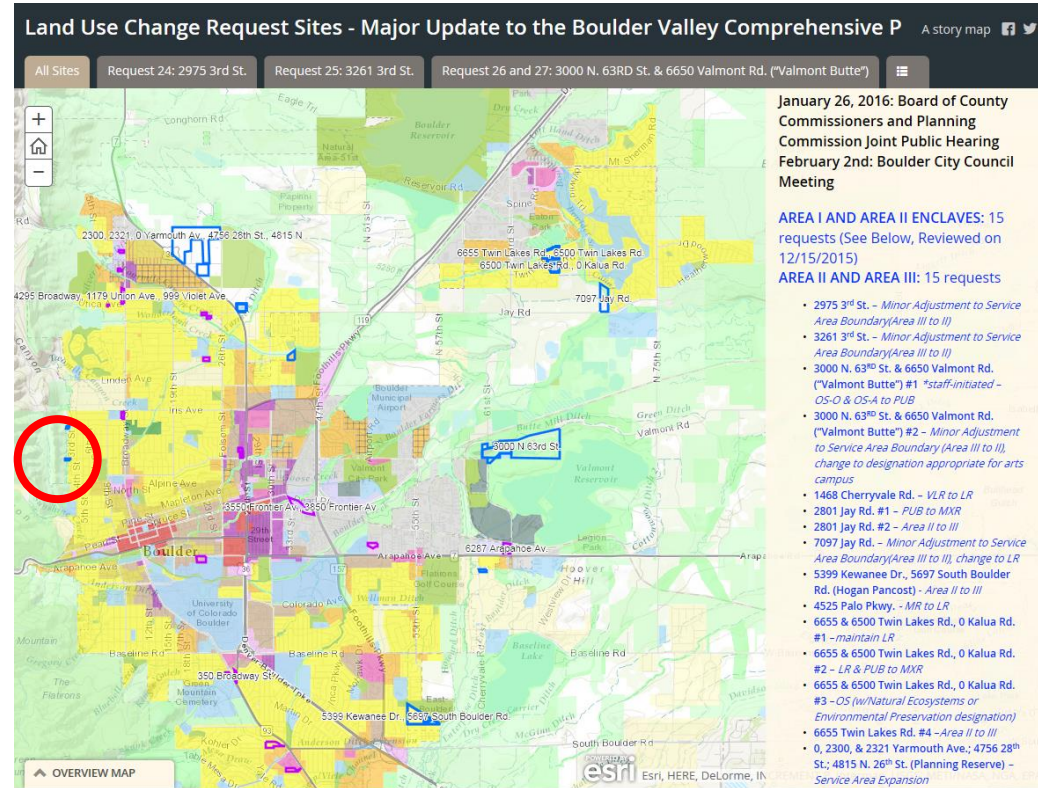
# PURPOSE

Deliberate and vote on Land Use designation and Area I, II, III map change for:

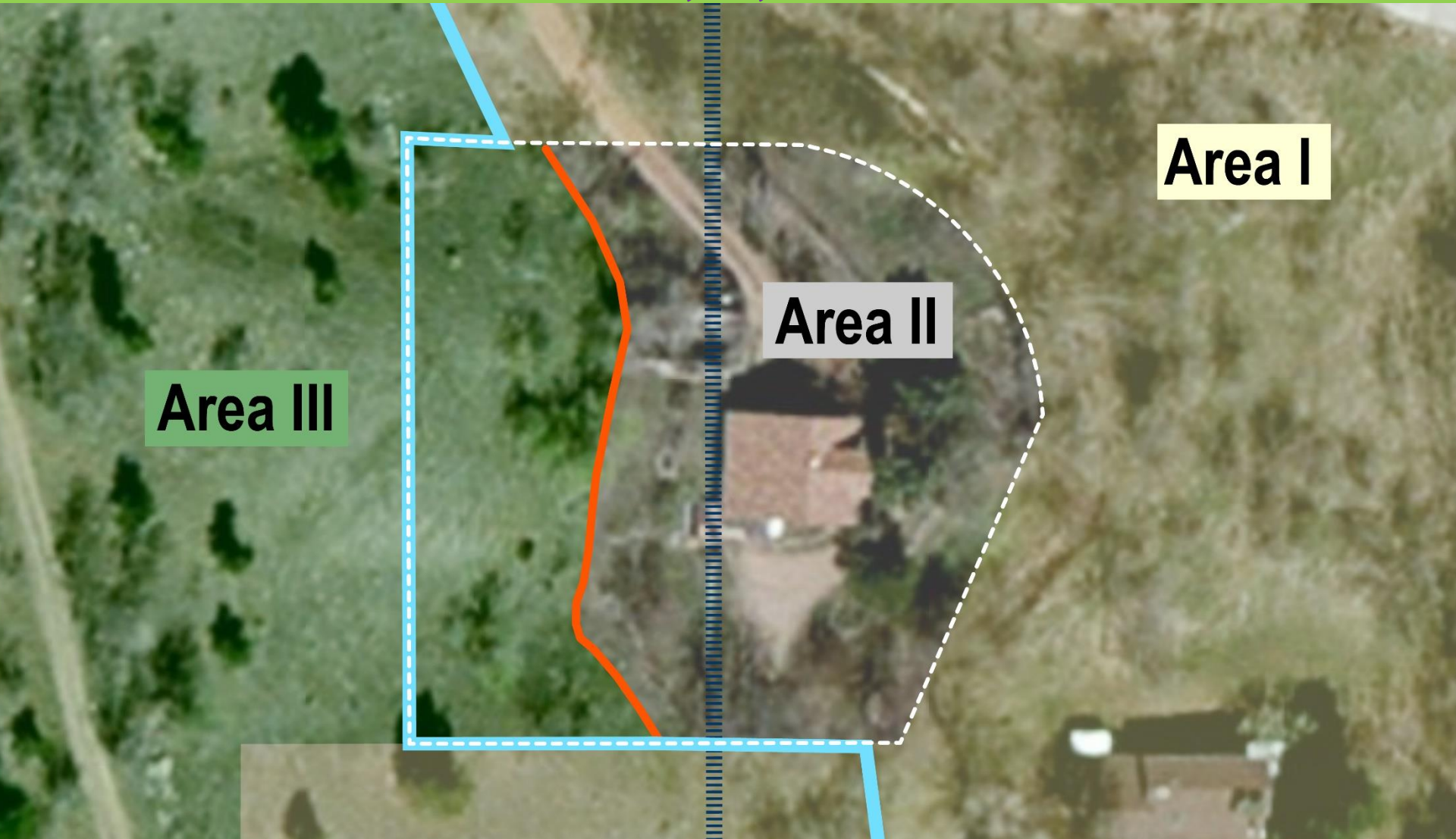
- 3261 3<sup>rd</sup> St (#25)

## Schedule

- Nov. 10: City Council hearing
- Nov. 17: Planning Board hearing / deliberation / vote
- Dec. 13: City Council deliberation / vote



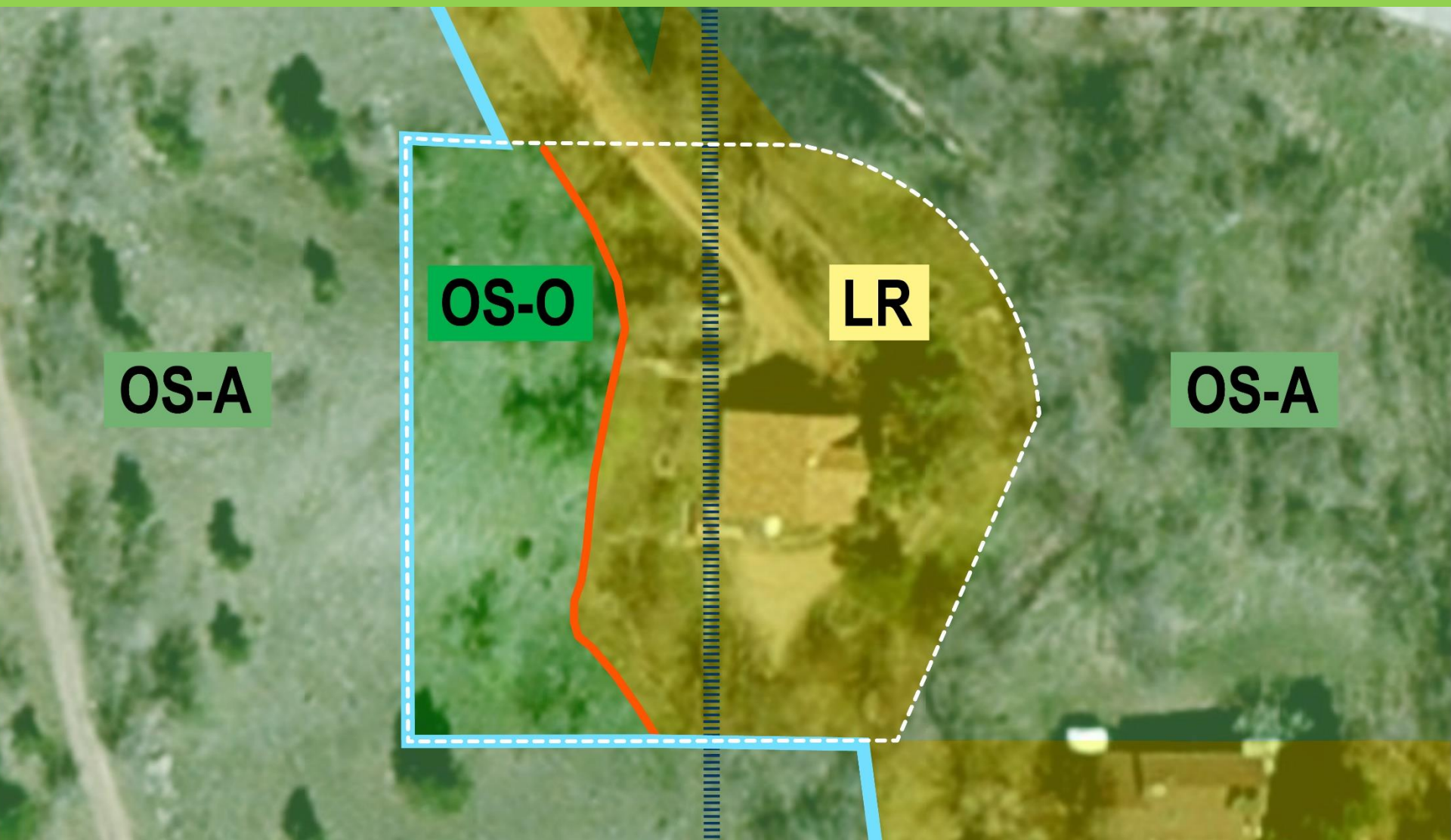
# AMENDED RECOMMENDATION: AREA I, II, III MAP



**Approved by Planning Board:** following 5601' contour line



# AMENDED RECOMMENDATION: LAND USE MAP

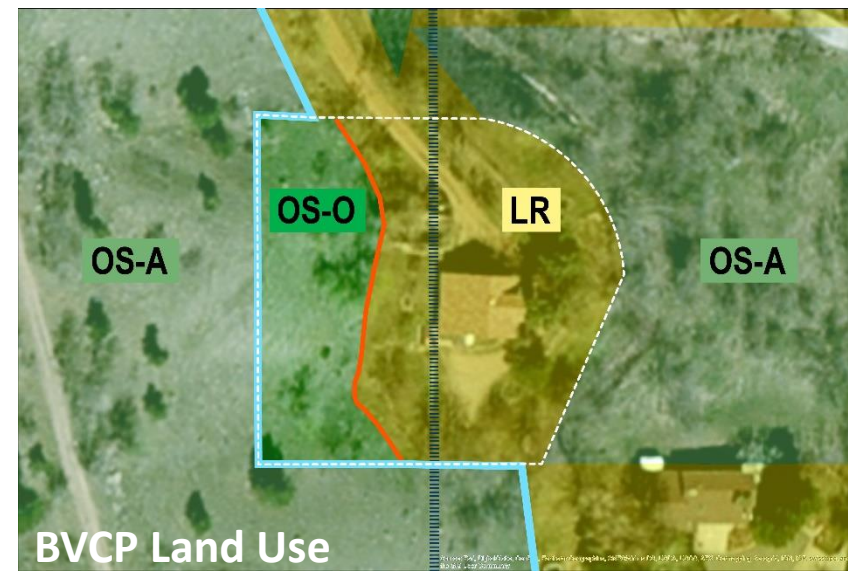
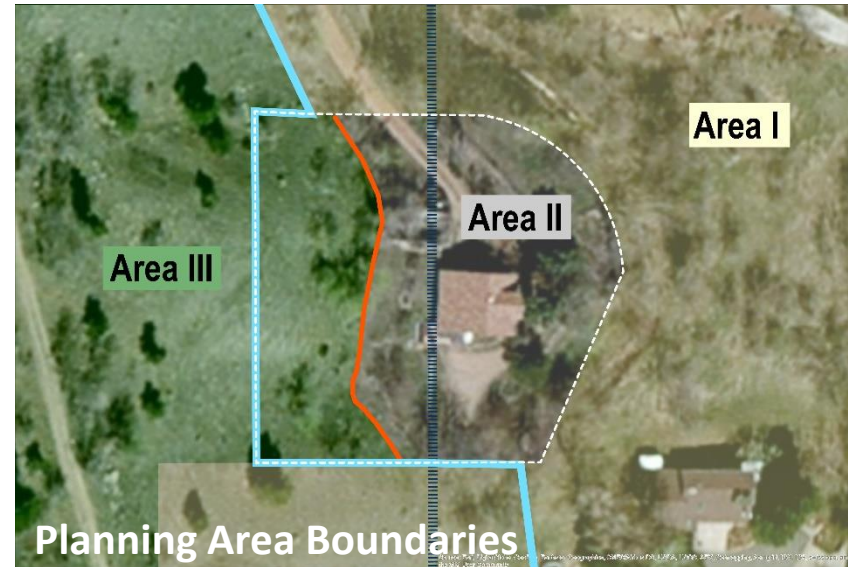


**Approved by Planning Board:** following 5601' contour line

# RATIONALE

## Rationale for recommendation:

- Creation of a more logical service area boundary
- Compatibility with the surrounding area
- Correction of a mapping error
- Preserves intent to limit development potential



# NEXT STEPS

- Will go to county if approved by city

# RECOMMENDED MOTION

A MOTION TO APPROVE THE FOLLOWING LAND USE MAP CHANGES TO THE BOULDER VALLEY COMPREHENSIVE PLAN AS RECOMMENDED IN STAFF MEMO:

- **3261 3rd St. (#25): Change to Low Density Residential and Open Space – Other**

MOTION TO APPROVE THE FOLLOWING AREA I, II, III MAP CHANGE AS RECOMMENDED IN STAFF MEMO :

- **3261 3rd St. (#25): Change to Area II for a portion of the site**







Source: Boulder County Assessor's Office  
Property Search 08-17-2009

3rd Street





**3<sup>rd</sup> Street**

**Silver Lake Ditch  
(25 ft. buffer)**

0 15 30 60 90 120 Feet

**1' contours (dashed)**  
**5' contours (orange)**

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



# REQUEST

- **Initiated by:** Wilson Family (SE-14-006)
- **Size:** 0.741 acres
- **Request:**
  - Minor adjustment to service area boundary (Area III to II)



**BVCP Land Use**



**Planning Area Boundaries**



# PREVIOUS RECOMMENDATION

## CURRENT

- Entire property in Area III
- Entire property Low Density Residential



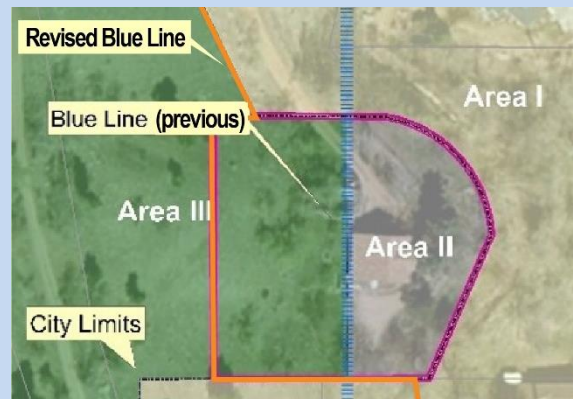
**Planning Area Boundaries**



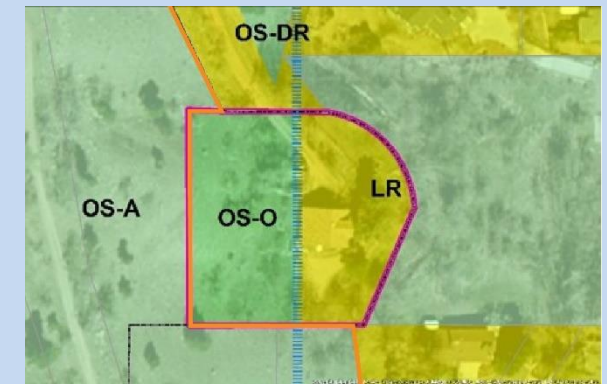
**BVCP Land Use**

## RECOMMENDED

- Area II (eastern portion)
- Open Space – Other (western portion)



**Planning Area Boundaries**



**BVCP Land Use**

# ACTION BY COUNTY

## PLANNING COMMISSION:

- **Yes: 8**
- **No: 0**

## BOARD OF COUNTY COMMISSIONERS

- **Yes: 3**
- **No: 0**

# ACTION BY CITY

## PLANNING BOARD:

- **Yes: 6** (*1 recused*)
- **No: 0**



# BVCP MAJOR UPDATE

- 1. *Fall 2015/Winter 2016*** – Initial screening
- 2. *Aug. 2016*** – Open House & Final Staff Recommendation
- 3. *Sept. 2016*** – Planning Commission and Board of County Commissioners hearings, deliberation, vote
- 4. *Nov. 2016*** – Planning Board hearing, deliberation, vote; City Council hearing